King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name: Area 81- Mount Baker
Previous Physical Inspection: 1998

Sales - Improved Summary:
Number of Sales: 465
Range of Sale Dates: 1/97 – 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	$80,800	$117,500	$198,300	$231,600	85.6%	17.06%
1999 Value	$91,800	$134,100	$225,900	$231,600	97.5%	16.50%
Change	+$11,000	+$16,600	+$27,600		+11.9%	-0.56%
%Change	+13.6%	+14.1%	+13.9%		+13.9%	-3.28%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of –0.56% and –3.28% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as or appeared to be market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	$89,400	$124,000	$213,400
1999 Value	$101,900	$141,400	$243,300
Percent Change	+13.98%	+14.03%	+14.01%

Number of improved parcels in the Population: 4,870

The sales sample adequately represents the population for this area. Pages two through four provide graphical representation of sales sample and population data. The population summary includes all improved parcels.

Summary of Findings: To improve uniformity in the area the analysis identified several characteristic variables to be included in the value update model. Variables included are the following; **Neighborhood 10, Plat 1, Plat 2, Plat 3, Plat4, Grade 9 and 1.5 Stories** (see page nine for variable definitions). **1.5 Stories** and the location variables, **Neighborhood 10, Plat 1, Plat 2, Plat 3, Plat4,** indicate individual adjustments due to their lower average ratios (assessed value/sales price). The model adjusts these parcels upward more than others. **Grade 9 's** had a higher average ratio than other homes, so the model adjusts these properties less than others. Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

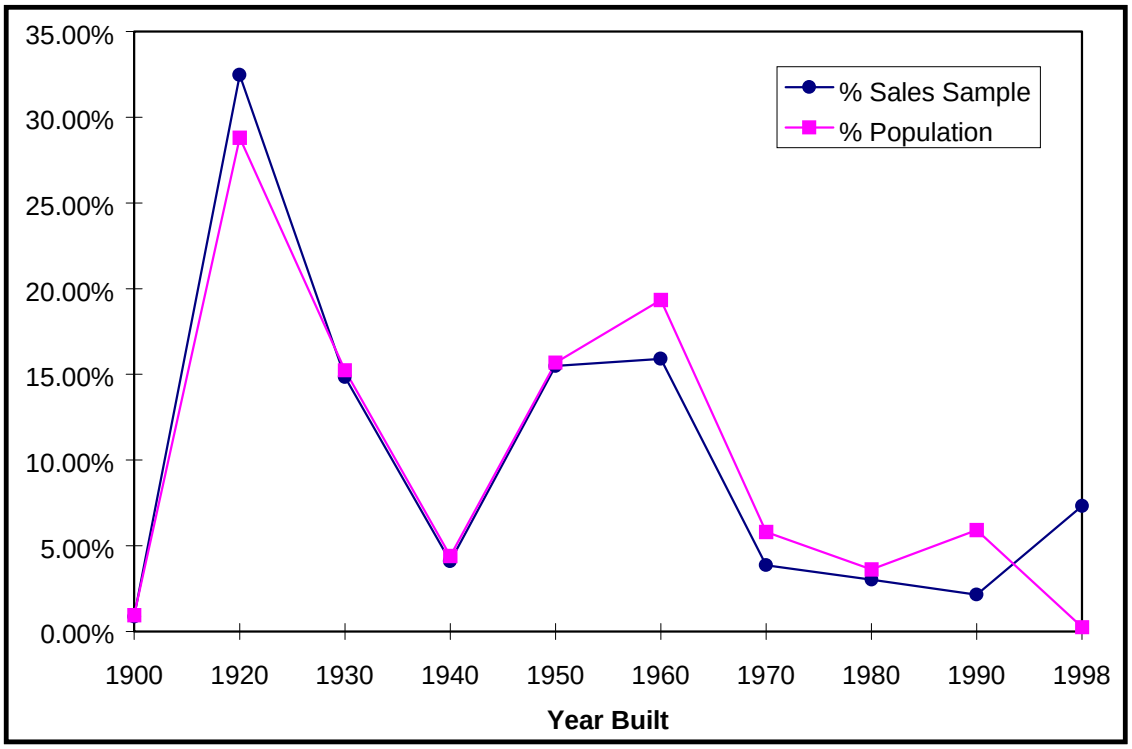
Sales Sample Representation of Population - Year Built

Sales Sample

Year Built	Frequency	% Sales Sample
1900	4	0.86%
1920	151	32.47%
1930	69	14.84%
1940	19	4.09%
1950	72	15.48%
1960	74	15.91%
1970	18	3.87%
1980	14	3.01%
1990	10	2.15%
1998	34	7.31%
	465	

Population

Year Built	Frequency	% Population
1900	46	0.94%
1920	1403	28.81%
1930	742	15.24%
1940	214	4.39%
1950	764	15.69%
1960	942	19.34%
1970	283	5.81%
1980	176	3.61%
1997	288	5.91%
1998	12	0.25%
	4870	

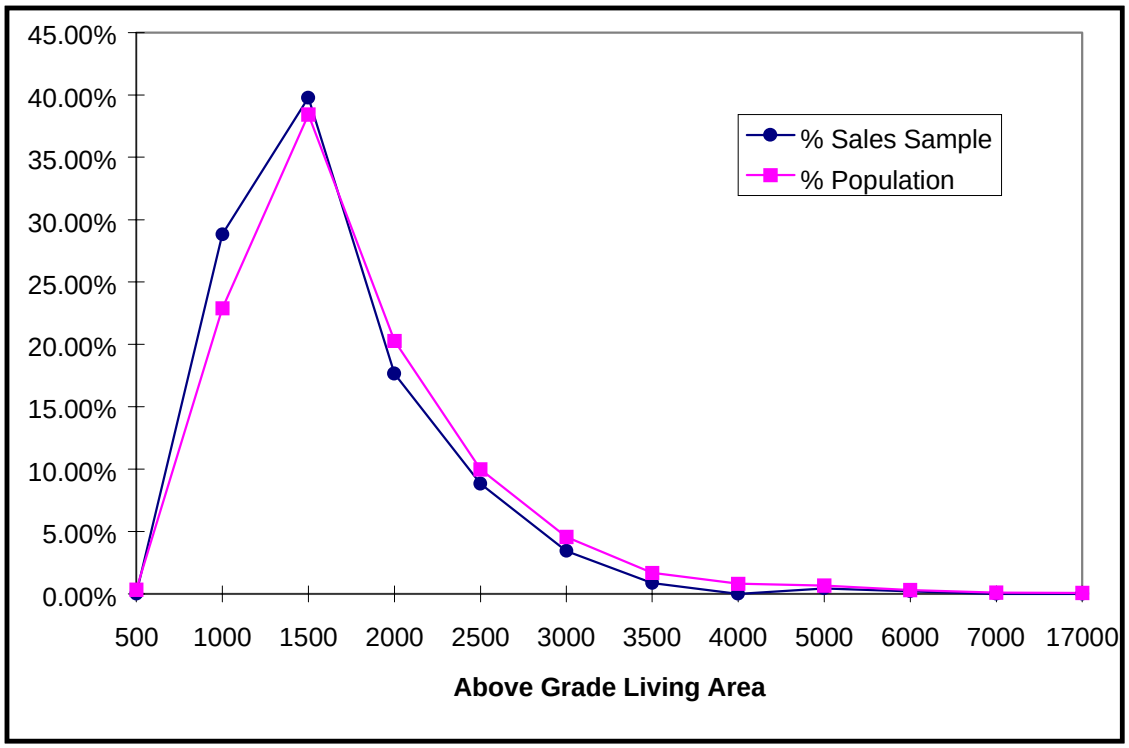


The sales sample adequately represents the population.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	134	28.82%
1500	185	39.78%
2000	82	17.63%
2500	41	8.82%
3000	16	3.44%
3500	4	0.86%
4000	0	0.00%
5000	2	0.43%
6000	1	0.22%
7000	0	0.00%
	465	

Population		
Above Gr Living	Frequency	% Population
500	16	0.33%
1000	1115	22.90%
1500	1871	38.42%
2000	987	20.27%
2500	485	9.96%
3000	222	4.56%
3500	82	1.68%
4000	39	0.80%
5000	32	0.66%
6000	14	0.29%
7000	4	0.08%
	4870	



The sales sample adequately represents the population.

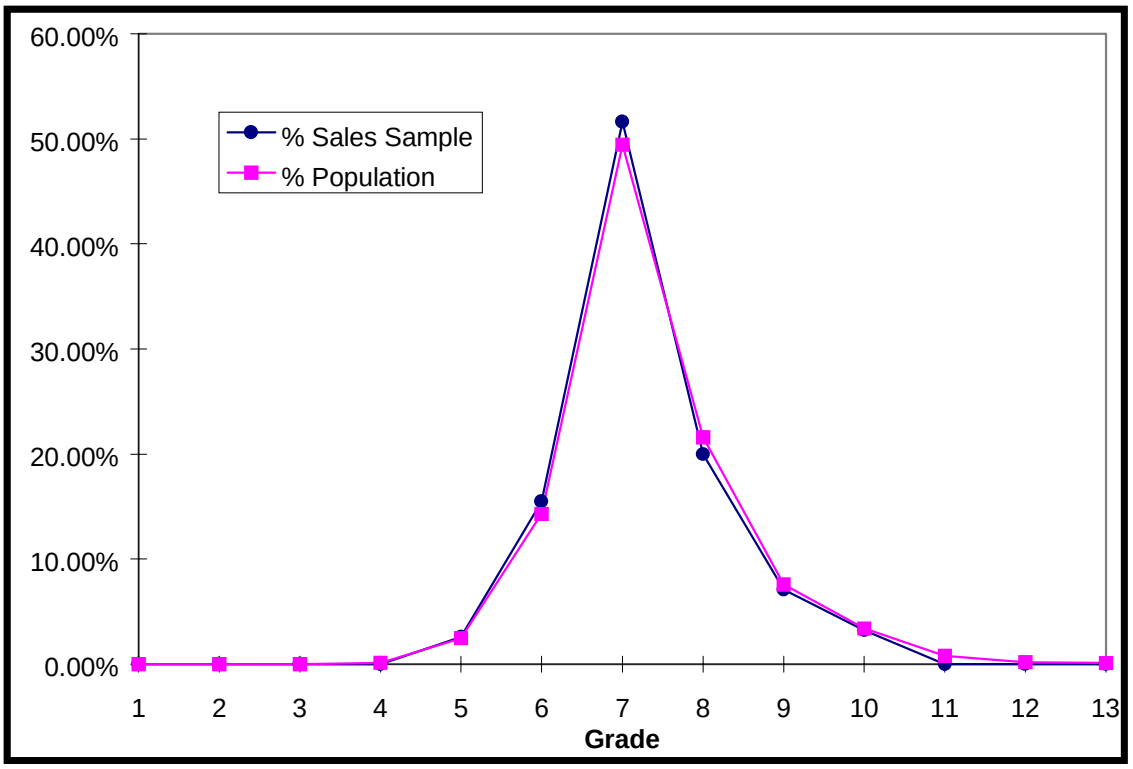
Sales Sample Representation of Population - Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	12	2.58%
6	72	15.48%
7	240	51.61%
8	93	20.00%
9	33	7.10%
10	15	3.23%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	465	

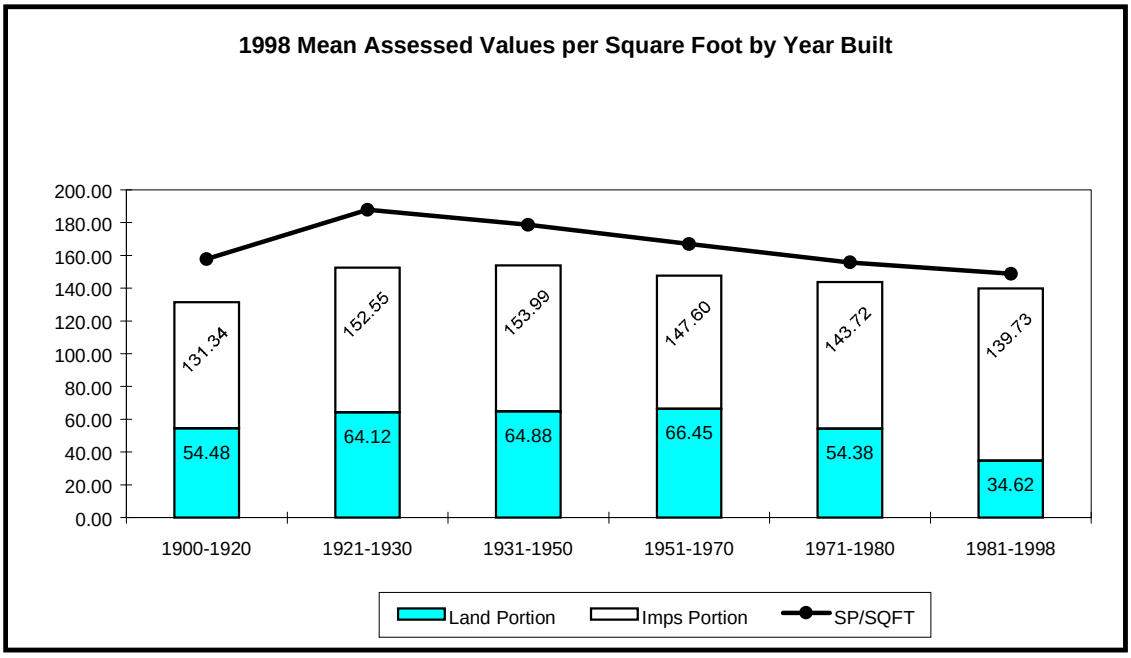
Population

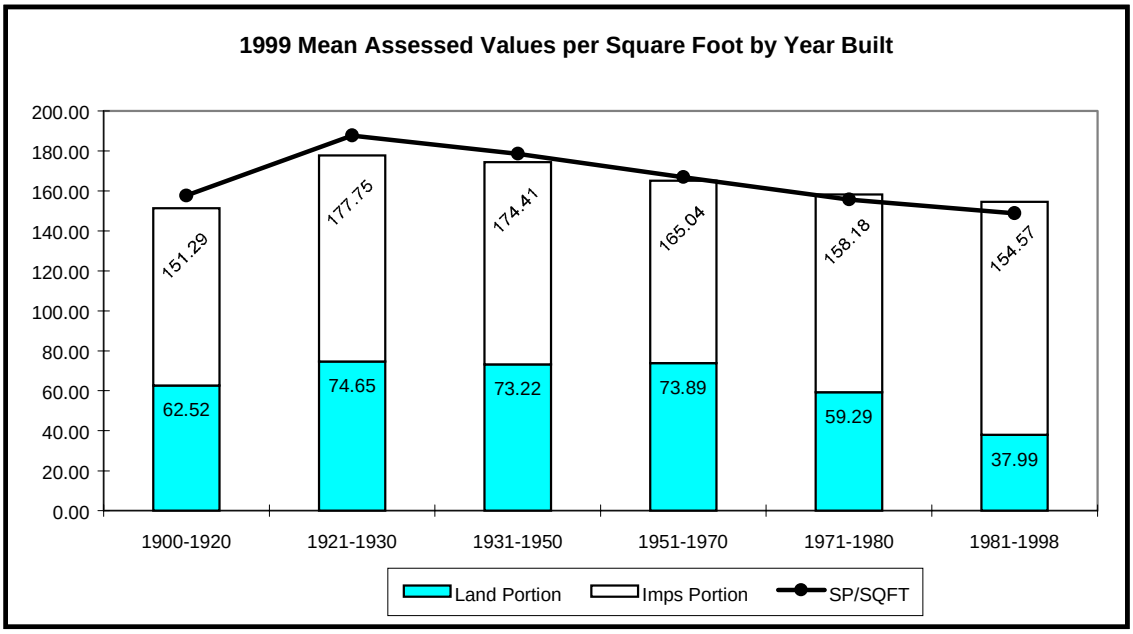
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.14%
5	120	2.46%
6	697	14.31%
7	2408	49.45%
8	1052	21.60%
9	369	7.58%
10	165	3.39%
11	38	0.78%
12	9	0.18%
13	5	0.10%
	4870	



The sales sample adequately represents the population.

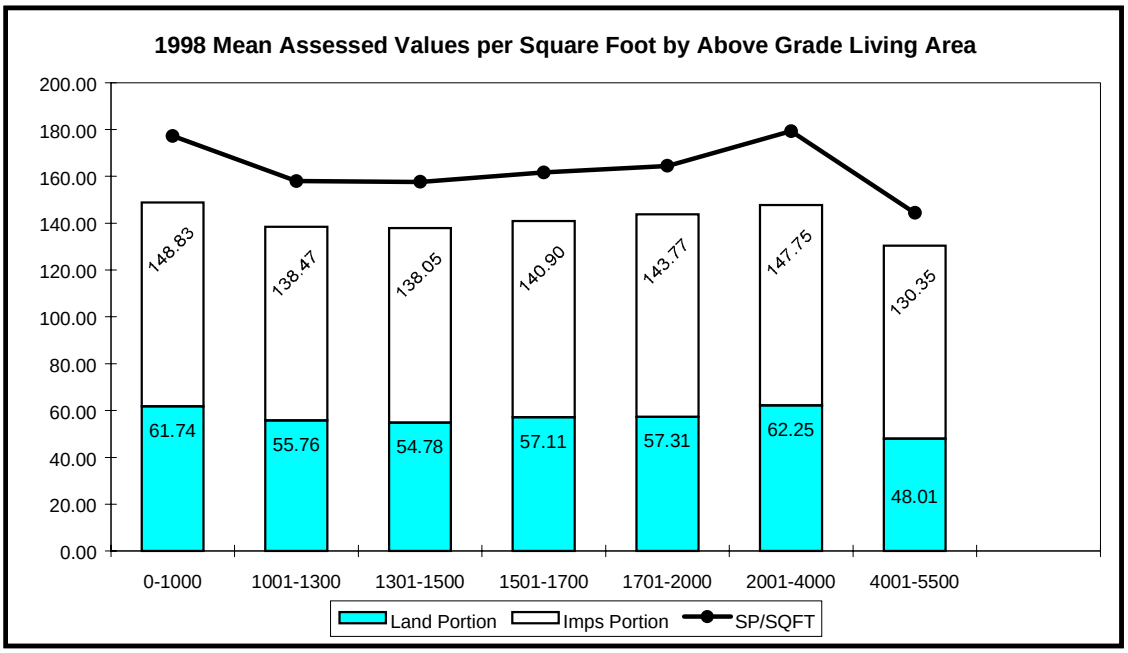
Comparison of 1998 and 1999 Per Square Foot Values by Year Built

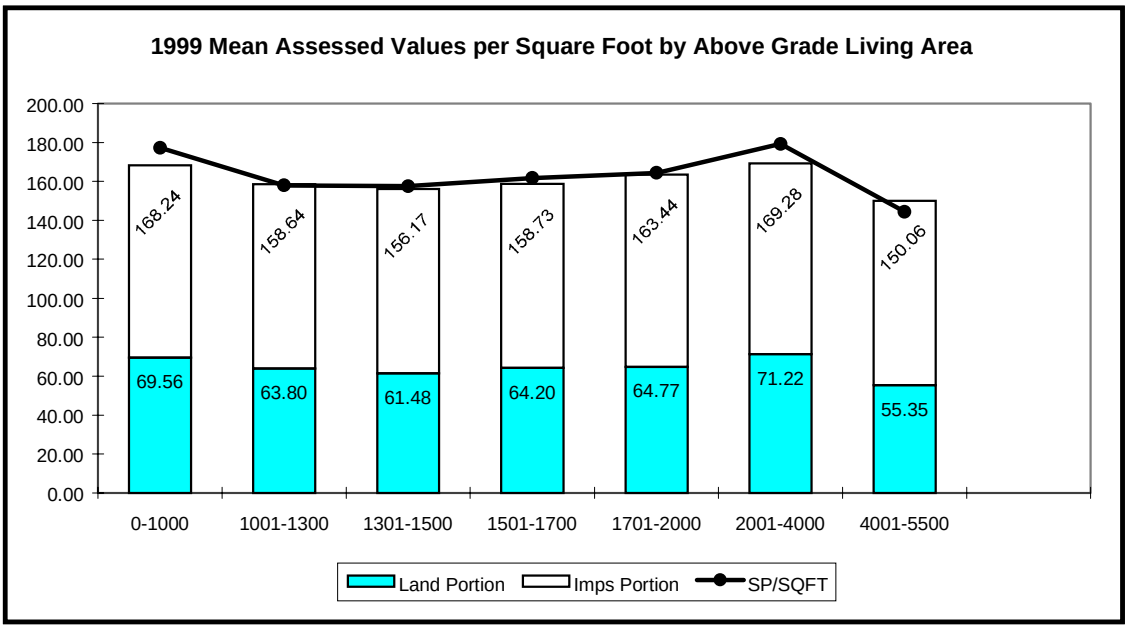




These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

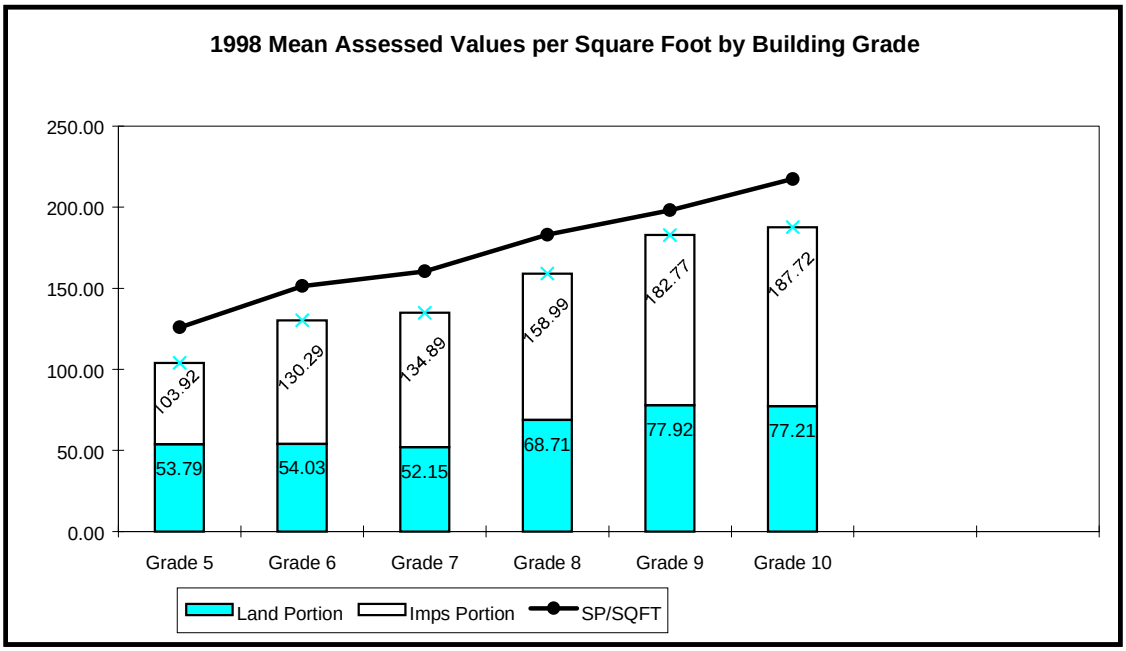
Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area

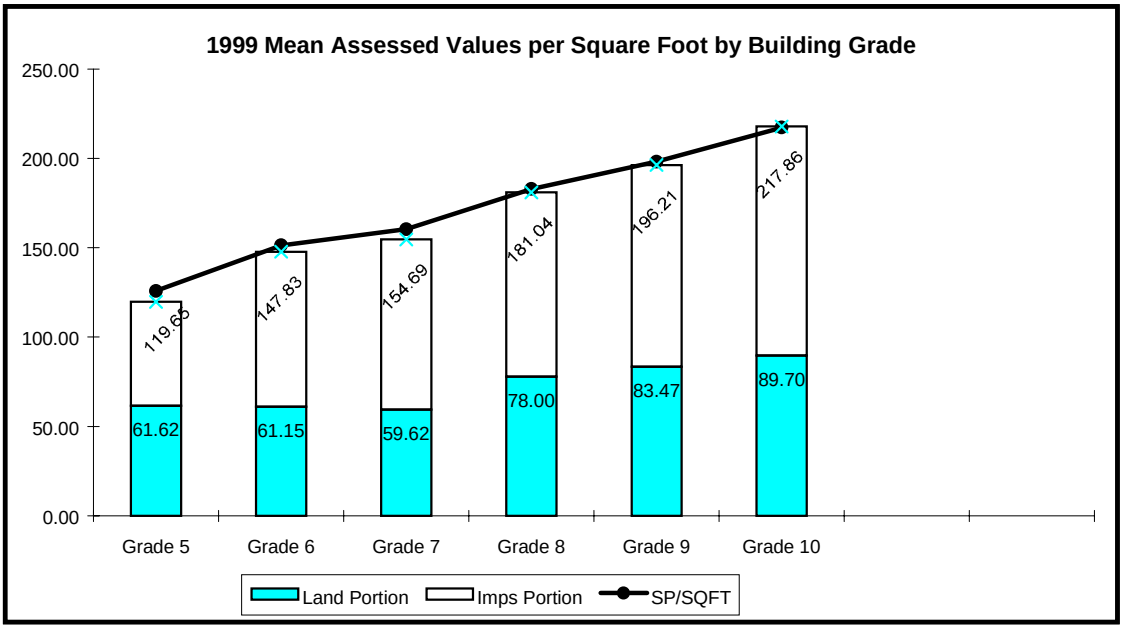




These charts show a significant improvement in assessment level and uniformity by above grade living area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Grade





These charts show a significant improvement in assessment level and uniformity by building grade as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.